



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY  
REGION 5  
77 WEST JACKSON BOULEVARD  
CHICAGO, IL 60604-3590

REPLY TO THE ATTENTION OF:

LU-9J

September 27, 2016

Mr. Michael L. Stoelton  
Johnson Controls, Inc.  
Automotive Experience  
49200 Halyard Drive  
Plymouth, Michigan 48170

RE: Remedy Construction (CA550), Engineering Controls Established (CA770), and  
Institutional Controls Established (CA772), Johnson Controls, Inc. (JCI), 425 Frank  
Street, Fowlerville, Michigan, MID099124299

Dear Mr. Stoelton,

The December 2002 Administrative Order on Consent with Johnson Controls, Inc. (JCI), required that JCI must propose to EPA, final corrective measures necessary to protect human health and the environment as a part of its RCRA Corrective Action obligations. EPA's "Final Decision and Response to Comments Selection of Remedial Alternatives for Johnson Controls, Inc., 2006 Document", (FDRC Document), required JCI to implement those final corrective measures.

The remediation of river sediments represented the final component of site remediation in accordance with the FDRC Document. In this document, areas of Red Cedar River sediments that were contaminated at levels considered unsafe for aquatic animals would be removed from the river. Additionally, consistent with requirements of the FDRC Document, ongoing groundwater monitoring would be conducted at the JCI site. The subsequent reinstallation of seven groundwater monitoring wells represents completion of all required construction activities that were implemented and necessary in continuing achievement of protecting human health and the environment.

As a result of these actions, the U.S. EPA would like to acknowledge that Johnson Controls, Inc. (The former Stanley Tools) of Fowlerville, Michigan, has achieved three major milestones in the Corrective Action Program. The three milestones are represented by the following RCRA Corrective Action Program Event Codes: Remedy Construction (CA550); Engineering Controls Established (CA770); and Institutional Controls Established (CA772).

The CA550-Remedy Construction event code demonstrates that the Site has completed construction of its remedy that was designed to achieve long term protection of human health and the environment, and that the remedy is fully functional as designed, whether or not final cleanup levels or other requirements have been achieved. JCI's final remedial action was implemented in the form of engineering controls that consisted of the excavation and removal of all soft sediments of the Red Cedar River and subsequent reinstallation of seven groundwater monitoring wells completed November 2014. With respect to national reporting of the RCRA Corrective Action Program, an event and status code of 550-RC will be reported for the JCI Site. The date entered for the CA 550-RC will be the effective date of this letter, September 27, 2016.


In addition, the Johnson Controls, Inc., Site has achieved the event codes CA770- Engineering Controls Established, and CA772 - Institutional Controls Established. These two event codes signify the establishment of Engineering and Institutional controls at the Site, respectively. These event codes will also be entered into our national reporting database. The CA 770 Event Code, consists of engineering measures (e.g. caps, treatment systems, etc.,) designed to minimize the potential for human exposure to contamination by either limiting direct contact with contaminated areas or controlling migration of contaminants through environmental media. Engineering Controls were implemented in the form of the construction completed for the excavation of the contaminated sediments of the Red Cedar River as well as continued long term groundwater monitoring and monitored natural attenuation.

Lastly, a CA 772 Event Code: Institutional Controls established has been achieved. This event signifies the establishment of institutional controls (ICs) as part of, or to augment, an interim or final corrective action. ICs are defined as non-engineered and/or legal controls that minimize the potential for human exposures to contamination by limiting land or resource use. The status codes: GC (Governmental Controls) are implemented and enforced by State or local governments; excluding permits, orders and other enforceable agreements. The PR (Proprietary Control) relies on legal instruments placed in the chain of title for the property. Both of these event and status codes will be entered into our national reporting database. The effective date of the event codes will be the effective of this letter, September 27, 2016.

JCI must continue the groundwater monitoring program as specified in the "Final Decision and Response to Comments Selection of Remedial Alternatives for Johnson Controls, Inc., 2006 Document", as well as the June 2007 Modified Corrective Measures Implementation Program Work Program Plan. Furthermore, JCI must also continue to maintain institutional controls that were selected in the FDRC Document

If you have any questions or concerns regarding this letter, please contact me at (312) 886-6010 or through email at [thomas.juan@epa.gov](mailto:thomas.juan@epa.gov).

Sincerely,



Juan Thomas,  
Project Manager

cc: Andrew Lonergan, CTI & Associates  
Tom Williams, ORC  
Tammy Moore, LCD  
Dave Slayton, MDEQ

